

# CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 09/17/09 at 6:29pm

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**Property Type** Residential **Include Property Subtype** Detached **Area** 32 **Status** Sold (6/1/2009 or after)

**RESIDENTIAL**

**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
2501 Roosevelt Blvd	Oxnard	552, B5	3	1	900	2450sf	1957	09/04/09	411.11	85/85	525,000	525,000	370,000	70.48
289 Sunset Dr	Oxnard	552, B5	3	2	1,378	2450sf	1961	08/07/09	290.28	172/172	475,000	420,000	400,000	95.24
243 Village Rd	Port Hueneme	552, E7	3	2	1,698	5411sf	1981	09/08/09	270.91	298/298	490,000	449,000	460,000	102.45
117 Ventura Ave	Oxnard	552, C5	2	1	918	2450sf	1946	07/08/09	501.09	10/10	519,000	519,000	460,000	88.63
5122 Moonstone Way	Oxnard	521, J7	3	2	1,540	4000sf	1977	09/04/09	344.16	73/73	517,900	517,900	530,000	102.34
252 Cahuenga Dr	Oxnard	552, B5	3	2	1,537	1750sf	1988	06/30/09	350.68	31/31	545,000	545,000	539,000	98.90
132 Moorpark Ave	Oxnard	552, C5	3	2	1,744	2178sf	1976	07/15/09	315.37	756/756	839,000	649,000	550,000	84.75
1402 Caspian Way	Oxnard	522, B1	5	3	2,851	4379sf	2007	07/10/09	192.91	69/144	599,000	569,900	550,000	96.51
329 Cahuenga Dr	Oxnard	552, C5	3	2	1,554	1750sf	1982	06/24/09	355.70	38/38	569,500	569,500	552,750	97.06
442 San Miguel Cir	Port Hueneme	552, E7	3	2.50	1,925	7866sf	1981	08/31/09	293.25	46/46	569,000	569,000	564,500	99.21
4900 Marlin Way	Oxnard	521, J1	3	2	1,531	4000sf	1962	08/24/09	385.37	23/23	609,000	609,000	590,000	96.88
1326 Estuary Way	Oxnard	522, B7	3	3	2,619	4295sf	2006	07/30/09	225.28	18/18	580,000	580,000	590,000	101.72
4013 Galapagos Way	Oxnard	552, B1	3	2.50	2,619	4100sf	2007	07/15/09	239.79	73/73	648,000	648,000	628,000	96.91
4143 Caribbean St	Oxnard	451, F5	3	3	3,096	5842sf	2006	08/28/09	213.18	54/54	681,800	667,800	660,000	98.83
5218 Whitecap St	Oxnard	521, J7	3	2.50	1,584	4000sf	1976	09/15/09	419.82	33/33	699,000	674,950	665,000	98.53
121 Malibu Ave	Oxnard	552, B5	2	1	1,272	2450sf	1970	07/13/09	526.73	14/14	725,000	725,000	670,000	92.41
4800 Oceanaire St	Oxnard	552, A1	4	4.50	2,535	5434sf	1971	09/08/09	289.94	332/332	1,250,000	950,000	735,000	77.37
128 Glendale Ave	Oxnard	552, B6	3	3.50	2,821	2450sf	1989	06/16/09	272.95	21/21	829,000	829,000	770,000	92.88
5118 Sealane Way	Oxnard	521, J7	3	2.50	3,013	4100sf	1982	08/10/09	290.41	100/100	1,075,000	975,000	875,000	89.74
4111 Adriatic St	Oxnard	522, A7	3	3	3,096	5113sf	2006	09/14/09	290.70	36/46	990,000	990,000	900,000	90.91
4410 Chesapeake Dr	Oxnard	522, A7	3	2.50	3,256	5000sf	2005	08/14/09	276.41	56/237	1,299,999	999,999	900,000	90.00
5005 Terramar Way	Oxnard	521, J7	3	2.50	2,947	5338sf	2008	07/07/09	310.49	280/280	1,139,990	950,000	915,000	96.32
4001 Adriatic St	Oxnard	552, A1	3	3	3,451	5500sf	2006	07/17/09	289.77	15/99	1,499,000	1,499,000	1,000,000	66.71
3844 Ocean Dr	Oxnard	552, A3	3	2.75	2,480	2625sf	1983	07/24/09	426.61	10/10	1,065,000	1,065,000	1,058,000	99.34
4850 Oceanaire St	Oxnard	552, A1	4	4	2,250	4000sf	1973	07/30/09	511.11	24/24	1,300,000	1,300,000	1,150,000	88.46
1327 Estuary Way	Oxnard	552, B1	3	3	3,195	5196sf	2006	06/16/09	375.59	302/302	1,499,000	1,299,000	1,200,000	92.38
2501 Peninsula Rd	Oxnard	552, B2	4	3	3,500	4356sf	1978	06/12/09	371.43	105/517	1,445,000	1,399,000	1,300,000	92.92
4154 Caribbean St	Oxnard	552, B1	4	3.50	3,574	6353sf	2006	06/05/09	403.75	135/135	1,675,000	1,595,000	1,443,000	90.47
3745 Ocean Dr	Oxnard	552, A3	3	2	1,421	2625sf	1959	08/21/09	1,090.78	142/142	1,995,000	1,995,000	1,550,000	77.69
4184 Ocean Dr	Oxnard	552, A2	5	3.50	3,292	2625sf	2007	07/31/09	531.59	299/390	2,350,000	1,990,000	1,750,000	87.94
3641 Ocean Dr	Oxnard	552, A3	3	3.50	3,050	2625sf	1988	06/24/09	819.67	67/67	3,295,000	3,295,000	2,500,000	75.87
3557 Ocean Dr	Oxnard	552, A4	3	3	3,214	2625sf	1994	06/08/09	840.07	459/459	3,950,000	2,800,000	2,700,000	96.43
835 Mandalay Beach Rd	Oxnard	521, J7	4	4	3,634	3069sf	2008	07/21/09	825.54	155/258	3,950,000	3,395,000	3,000,000	88.37

**Listing Count** 33

**Averages**      2,409      410.68      131/160      1,218,127      1,108,001      985,614      88.95

**Report Count** 33

**Report Averages**      2,409      410.68      131/160      1,218,127      1,108,001      985,614

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